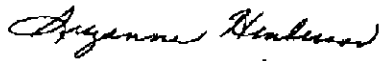


Electronically Recorded

Official Public Records



Suzanne Henderson

Tarrant County Texas

2009 May 07 02:56 PM

Fee: \$ 20.00

Submitter: SIMPLIFILE

D209122613

2 Pages

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS' LICENSE NUMBER

RATIFICATION OF OIL AND GAS LEASE

STATE OF TEXAS }
 }
COUNTY OF TARRANT }

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, James Powers and wife, Alice Powers hereinafter referred to as "Lessors" heretofore executed an Oil and Gas Lease, dated September 4, 2008, to **Dale Property Services, L.L.C.**, hereinafter referred to as "Lessee", recorded in Document No. D208392076, Official Public Records, Tarrant County, Texas, hereinafter referred to as the "Lease", whereby Lessors leased certain lands situated in Tarrant County, Texas, as described in the Lease to wit:

.380 acres of land, more or less, being Lot 1A, out of the Halview Acre Addition, an Addition to the City of Mansfield, more particularly described by metes and bounds in that certain Plat recorded in Volume 388-207, Page 39, of the Plat Records of Tarrant County, Texas.

AND WHEREAS, the Lease and all rights and privileges thereunder are now owned by **XTO Energy Inc.**, a Delaware corporation, whose mailing address is 810 Houston Street, Fort Worth, Texas 76102 (hereinafter called "Lessee"); and

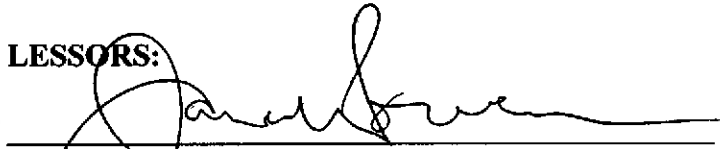
NOW, THEREFORE, in consideration of the premises leased herein, the receipt and sufficiency of which is hereby acknowledged, **James Powers a/k/a James William Powers, a single man, dealing in his sole and separate property and Alice Powers a/k/a Alice G. Powers, a single woman, dealing in her sole and separate property** do hereby Adopt, Ratify and Confirm the Lease and all of its Terms and Provisions, as if herein set out in its entirety, and does hereby Grant, Lease, Demise and Let said lands and premises unto **XTO Energy Inc.**, Lessee, as fully and completely as if Owners had originally been named as Lessors in said Lease, and had executed, acknowledged, and delivered the same in their own proper persons.

Further, **James Powers a/k/a James William Powers, a single man, dealing in his sole and separate property and Alice Powers a/k/a Alice G. Powers, a single woman, dealing in her sole and separate property** do hereby agree and declare that the Lease, in all of its terms and provisions, is a valid and subsisting Oil and Gas Lease, and shall be binding upon us and shall inure to the benefit of the parties thereto, their successors and assigns.

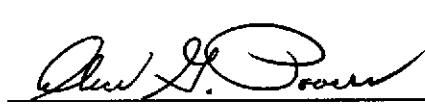
D209122613

IN WITNESS WHEREOF, this instrument has been executed on the respective date of the acknowledgment below, but shall be effective, however, as of September 4, 2008, date of the Lease.

LESSORS:


James Powers a/k/a James William Powers,
a single man, dealing in his sole and separate property

Address: 5906 Klinger Road
Arlington, Texas 76016


Alice Powers a/k/a Alice G. Powers,
a single woman, dealing in her sole and separate property

Address: 3504 Walden Trail
Arlington, Texas 76016

ACKNOWLEDGMENT

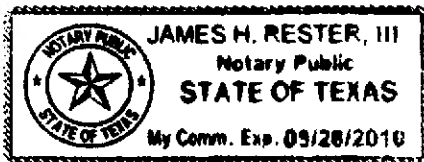
STATE OF TEXAS

COUNTY OF Tarrant

This instrument was acknowledged before me on the 29th day of April, 2009,
by James Powers a/k/a James William Powers, a single man, dealing in his sole and separate property.



Notary Public, State of Texas

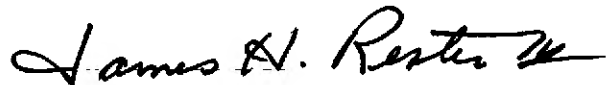


ACKNOWLEDGMENT

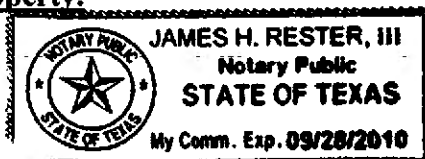
STATE OF TEXAS

COUNTY OF Tarrant

This instrument was acknowledged before me on the 29th day of April, 2009,
by Alice Powers a/k/a Alice G. Powers, a single woman, dealing in her sole and separate property.



Notary Public, State of Texas



Return to: Bryson G. Kuba
6127 Green Jacket Dr.
Apt. #1136
Fort Worth, TX 76137